

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JULY 12, 2012 (6PM)**  
**AGENDA**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

**3. APPROVAL OF PRIOR MEETING MINUTES**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

See Financial Statement and/or Balance Sheet;

Operating Expenses about 12+% below budget thru end of last month

Res. Expenditures for last month:

Landscape recommendations & proposals:

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

1. Exercise Room equipment & cleaning of floor
2. Cleaning service
3. List of dry rot repair for Sea View: 7636 #360/361 (to be done with ext painting)
4. Pool fence
5. Pagoda lights (261+); sample replacement
6. Sauna Rm, door, heater
7. Exterior Painting by Affordable \$240,240
8. Walkway repair
9. Towing vehicles

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

1. Appoint new board member? Need to elect a Secretary
2. Insulation under bldg; bait boxes Walkway repair
3. New front windows at 7640 #270
4. Pool shower area
5. Lattice fence at 7610 #213
6. Exercise Room Rules/Regulations
7. Recording liens
8. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If Needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, or upon an owner's request to discuss payment of assessments).

- Late payers through end of last month (balances of \$500 or more): 6
- Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting – 8/9/12 @ 6PM at 7610 Hollister, Meeting Rm)**

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